



TOWN OF ASHLAND CITY
Planning Commission Meeting
April 04, 2022 5:30 PM
Minutes

CALL TO ORDER

Chairman Stratton called the meeting to order at 5:31 p.m.

ROLL CALL

PRESENT

Chairman Steven Stratton
Committee Member Steve Allen
Committee Member Nicole Binkley
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Michael Smith
Committee Member Mike Stuart

APPROVAL OF AGENDA

A motion was made by Committee Member Greer, seconded by Committee Member Foston, to approve the agenda with changes and additions. All approved by voice vote.

APPROVAL OF MINUTES

1. March 07, 2022 Planning Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Greer, to approve the March 07, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

2. Zoning and Future Growth Discussion

Mr. Rick Gregory asked to combine this agenda item with agenda item #4 Dissolve Regional Planning Commission.

NEW BUSINESS

3. Preliminary Site Plan Approval: Parker Towing

Committee Member Mike Stuart came in at this time.

Mr. Mike Phillips with Neel-Schaffer Engineering stated that he was there on behalf of Parker Towing. He stated that he was available for any questions the committee had regarding the preliminary application. Mr. Phillips stated that they are working through the minor comments they have received and they are waiting on more information relating to the utilities. He stated that Parker Towing has done some exploration to find a sewer force main and has been unsuccessful and the City has tried as well. Mr. Phillips stated that the location will be submitted in the final site plan. He stated that the intent of this site plan is to get the grading work going and building the site. Mr. Phillips stated that more details will come as Parker Towing works out some more of the site logistics. He stated that they included a FEMA zero rise study in the packet that shows the fill material being utilized to build up the site that will not cause flooding and stormwater drainage calculations. Mr. Gregory stated that they are asking for preliminary approval for grading. He asked if it was their intention to bring back a final set of drawings. Mr. Phillips stated that it was. Mr. Gregory stated that all of our questions will be answered then.

Committee Member Greer asked if there would be any sort of geological study for endangered species. Mr. Philips stated that the wetland permit and Core of Engineers permit have been approved and Parker Towing is waiting on the final real estate document from the Core of Engineers. He stated as part of the application a number of things were explored in terms of that including cultural resources, and everything has been approved and they are awaiting the final documents. Chairman Stratton asked about all environmental permits. Mr. Philips stated that the only environmental-related permit that has not been acquired but is in the works, is the NPDES stormwater grading permit which is a State of Tennessee TDEC permit. Committee Member Greer asked what was anticipated to be loaded, unloaded, and/or stored on and off the property. Mr. Philips stated that what he knows of is steel pipe, gravel, rocks, sand, and aggregate. Committee Member Binkley asked about hazardous materials. Mr. Philips stated there were none. Mr. Nicholson asked how many jobs this would bring. Mr. Jeff Barnes stated that initially five (5) to six (6) and then in five (5) years or so it could be ten (10) to twelve (12). After much discussion, a motion was made by Committee Member Allen, seconded by Committee Member Greer, to approve the preliminary site plan. Voting Yea: Chairman Stratton, Committee Member Allen, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

4. Dissolve Regional Planning Commission

Mr. Gregory stated that he was recently asked if we were a Regional or Municipal Planning Commission and that he answered we were Municipal and always have been. He stated that he wanted to provide proof to his answer and upon digging discovered that the Town of Ashland City is a Regional Planning Commission. Mr. Gregory read aloud the Resolution dated April 24, 2002, that altered the region to the Commission. He stated that in order to alter the region, we would have to be Regional. Mr. Gregory presented a map to the committee outlining the region and believes it is dated 1968 but is hard to make out. He stated that we have a problem with that since we have not seen anything outside of the city limits come here. Mr. Gregory asked that we pass a resolution to dissolve the Regional Planning Commission and take it back to Municipal. A motion was made by Committee Member Greer, seconded by Committee Member Foston. Voting Yea: Chairman Stratton, Committee Member Allen, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

Mr. Gregory stated that they are in the process of reviewing the growth plans for the County and cities in the County. He stated that Kingston Springs has submitted a change to their growth boundary, Pegram is keeping what they have, and Pleasant View wants to incorporate an urban growth boundary. Mr. Gregory stated that urban growth boundaries allow annexations to take place. He stated that if Ashland City is wishing to change theirs, now is the time.

OTHER

Introduction of New Board Member - Chairman Stratton welcomed the new board member, Ms. Nicole Binkley.

Plat Amendment Parcel 064-011.01 - Mr. Gregory stated that this item was deferred from the last meeting and the concern was that he was asking for the parcel to be rezoned R4 PUD to R3. He stated that now he is asking for it to be rezoned R4 PUD to R1. Mr. Gregory stated that R1 needs 15,000 sq feet and that's what that lot is and the lot already adjoins R1. Mr. Hussaen Ismael stated that zoning this property R1 would make it more simple and would allow for a single-family home. Chairman Stratton asked if that would allow for a prefabricated home. Mr. Gregory stated that it could allow a modular home. Committee Member Greer asked if this change would remove the PUD. Mr. Gregory stated that it would. Mr. Ismael stated that this would not change the big portion of the lot that was already zoned R4 PUD. Committee Member Greer asked how many homes it would allow for. Mr. Gregory stated it would only allow one home. Committee Member Stuart asked what could be done on the property without the change. Mr. Ismael stated nothing and that it would be dead space. Mr. Gregory stated that R1 was a good fit. A motion was made by Committee Member Allen, seconded by

Committee Member Binkley. Voting Yea: Chairman Stratton, Committee Member Allen, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

Bell Street Site Plan Review - Committee Member Stuart asked if we could review the Bell Street site plan on next month's agenda.

ADJOURNMENT

A motion was made by Committee Member Allen, seconded by Committee Member Stuart, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:28 p.m.

CHAIRMAN STEVEN STRATTON

CITY RECORDER ALICIA MARTIN, CMFO

DRAFT